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Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

925,200 / 925,200

USE VALUE:

925,200 / 925,200

ASSESSED:

925,200 / 925,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		LITTLEJOHN ST, ARLINGTON

OWNERSHIP

Owner 1:	MCKINNON CARRIE/MATTHEW	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 9 LITTLEJOHN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	MCKINNON CARRIE/MATTHEW -
Owner 2:	-

Street 1: 9 LITTLEJOHN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 5,297 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 3043 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5297		Sq. Ft.	Site		0	80.	1.09	1									463,127						463,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								11837
Entered Lot Size								GIS Ref
Total Land:								GIS Ref
Land Unit Type:								Insp Date
06/13/17								

USER DEFINED

Prior Id # 1:	11837
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:01:29
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	462,100	0	5,297.	463,100	925,200	925,200	Year End Roll	12/18/2019
2019	101	FV	338,700	0	5,297.	492,100	830,800	830,800	Year End Roll	1/3/2019
2018	101	FV	311,700	0	5,297.	358,900	670,600	670,600	Year End Roll	12/20/2017
2017	101	FV	249,900	0	5,297.	312,600	562,500	562,500	Year End Roll	1/3/2017
2016	101	FV	249,900	0	5,297.	266,300	516,200	516,200	Year End	1/4/2016
2015	101	FV	234,900	0	5,297.	260,500	495,400	495,400	Year End Roll	12/11/2014
2014	101	FV	234,900	0	5,297.	214,200	449,100	449,100	Year End Roll	12/16/2013
2013	101	FV	234,900	0	5,297.	203,800	438,700	438,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKINNON CARRIE	52680-382		4/30/2009		431,700	No	No		
CORSETTI FAMILY	35589-1		5/31/2002	Family		1	No	No	
	18484-314		8/1/1987		205,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2016	598	Addition	289,000					2 stry add w/maste
12/5/2012	1594	Porch	1,200	C				
4/6/2011	238	Redo Kit	26,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2017	Measured	DGM	D Mann
6/13/2017	Permit Visit	DGM	D Mann
6/13/2017	Left Notice	DGM	D Mann
4/11/2013	Info Fm Prmt	MM	Mary M
6/7/2011	Info Fm Prmt	BR	B Rossignol
3/4/2009	Meas/Inspect	163	PATRIOT
9/24/1999	Meas/Inspect	267	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____

INTERIOR INFORMATION

Avg Ht/FL:	STD	Phys Cond.	GV - Good-VG
Prim Int Wall	2 - Plaster	Functional:	
Sec Int Wall:	%	Economic:	
Partition:	T - Typical	Special:	
Prim Floors:	3 - Hardwood	Override:	
Sec Floors:	4 - Carpet	Total:	CALC SUMMARY
	50 %		

DEPRECIATION

Phys Cond:	GV - Good-VG
Functional:	
Economic:	
Special:	
Override:	
Total:	

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.08263290
Const Adj.:	0.99495000
Adj \$ / SQ:	134.646
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518089
Depreciation:	55954
Depreciated Total:	462136

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:	1.00	Before Depr:	134.65	
Special Features:	0	Val/Su Net:	124.69	
Final Total:	462100	Val/Su SzAd	190.40	

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	110X6	A	AV	1950	0.00	T	40	101						

PARCEL ID 016.0-0007-0001.



SUB AREA DETAIL

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,238	134.650		166,691	BMT	100	AFB		50	A
BMT	Basement	1,231	55.540		68,371						
SFL	Second Floor	1,189	134.650		160,094						
OFP	Open Porch	24	43.780		1,051						
WDK	Deck	24	15.920		382						
Net Sketched Area:		3,706	Total:								
Size Ad	2427	Gross Are	3874	FinArea	3043						

IMAGE

AssessPro Patriot Properties, Inc.